

March 7, 1968

MEMORANDUM

TO: Boston Redevelopment Authority
FROM: Hale Champion, Development Administrator
SUBJECT: Zoning Referrals

I. ZONING COMMISSION:

Re: Map Amendment Application No. 49
Louis R. DeSanctis
Bremen & Porter Streets, East Boston

Petitioner seeks to change an area of land (approximately 1.4 acres) from an H-1 (Apartment, floor area ratio of 1) zone to an M-1 (Light Manufacturing, floor area ratio of 1) zone in the East Boston district. The area is bounded by Bremen Street, Porter Street and land of the New York Central Railroad Company. A concrete foundation of a former freight depot building exists on the property. The proposed change is not a major one. The petitioner seeks to extend the existing M-1 boundary line a distance of 100 feet into the adjacent H-1 district. The parcel of land, presently undeveloped, is within a short distance from Logan Airport and is unlikely to be developed for residential purposes. Although multi-family dwellings are located on the adjacent block, the proposed change would be consistent with the surrounding manufacturing and industrial uses. Recommend approval.

VOTED: That in connection with Map Amendment Application No. 49, brought by Louis R. DeSanctis, Bremen & Porter Streets, East Boston, to change an area of land (approximately 1.4 acres) from an Apartment (H-1) zone to an M-1 (Light Manufacturing) zone in East Boston, the Boston Redevelopment Authority recommends approval of the petition. It is unlikely that this vacant land will ever be developed for residential purposes. The proposed change is consistent with surrounding manufacturing and industrial activities.

Re: Map Amendment Application No. 50
Carney Hospital
2100 Dorchester Avenue, Dorchester

Petitioner seeks to change an area of land (approximately 12.8 acres) from an S-.5 (Single Family, floor area ratio of 5) and R-.5 (General Residence, floor area ratio of 5) zones to an H-4 (Apartment, floor area ratio of 4) zone in

the Dorchester district of Boston. The property, bounded by Dorchester Avenue, Brookvale Street, Hutchinson Street and Dorchester Park, is entirely owned by the Hospital. Residential properties are located across the street and St. Gregory's convent and schools are within a short distance of the site. The Hospital, which now occupies the front of the parcel (approximately 8.6 acres), proposes to expand the out-patient wing at the left of the existing structure and add a second wing to the rear. The Hospital, which existed prior to the adoption of the new zoning code, is presently a non-conforming use in this residential zoning district and now seeks to conform with other major hospitals in the city which are located within H (Apartment) zoning districts. The change will enable the petitioner to initiate and continue a building program without having to seek variances. The staff, however, feels the proposed building expansion can be accommodated by a change in zoning to an H-2 rather than an H-4. Recommend approval provided that the floor area ratio is limited to 2.

VOTED: That in connection with Map Amendment Application No. 50, brought by Carney Hospital, 2100 Dorchester Avenue, Dorchester, to change an area of land from a Single Family (S-.5) and General Residence (R-.5) zones to an Apartment (H-4) zone in the Dorchester section of Boston, the Boston Redevelopment Authority has no objection to the granting of the petition, provided the floor area ratio is limited to 2. The proposed change will enable the Hospital to conform with other hospitals in the city which are located in H districts, eliminate the hospital's non-conformity, and allow the hospital to initiate a building program. The proposed expansion can be accomplished by a change in zoning density to an H-2 rather than an H-4.

II. BOARD OF APPEAL REFERRALS.

Re: Petition No. Z-1072
Boston Housing Authority
1990 Columbus Avenue, Roxbury

Petitioner seeks two variances to erect a 20-story-167 unit structure in an Apartment (H-2) district. The proposal violates the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 10-1 off-street parking not allowed in required front yard	0	4
Sect. 15-1 floor area ratio is excessive	2.0	2.003

The property is located at Egleston Square, to the rear of the MBTA Terminal. The proposed structure, a reinforced concrete framed circular tower, will provide low rent housing for the elderly under the programming of the Boston Housing Authority. The development meets the requirements of the Washington Park Urban Renewal Plan and has received design approval from our design staff. Approval is recommended.

VOTED: That in connection with Petition No. Z-1072, brought by the Boston Housing Authority, 1990 Columbus Avenue, Roxbury, for variances of off-street parking not allowed in front yard and excessive floor area ratio, to erect a 20-story 167 unit structure in an Apartment (H-2) district, the Boston Redevelopment Authority has no objection to the granting of the variances. The proposal meets the requirements of the Washington Park Urban Renewal Plan and provides low rent housing for the elderly under the programming of the Boston Housing Authority.

Re: Petition No. Z-1073
Joseph Caico & Edward Andrews
69 Franklin Street, Brighton

Petitioner seeks four variances to erect a basement and three-story 24-unit apartment structure in a Residential (R-.8) and Local Business (L-.5) districts. The proposal violates the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 14-2	Lot area per additional dwelling unit is insufficient	1500	686
Sect. 15-1	Floor area ratio is excessive	0.8	1.23
Sect. 17-1	Usable open space insufficient	800	169
Sect. 18-1	Front yard insufficient	20	10

The property is located at the corner of Franklin and Alcott Streets. The petitioner proposes to demolish a three-story dwelling, two stores (self service laundry and barber shop) and thirteen one-story concrete block garages. The proposal is incompatible with this two and three-family neighborhood. Vehicular access and maneuverability are inadequate. The violations reflect overdevelopment of the parcel. Denial is recommended.

VOTED: That in connection with Petition No. Z-1073, brought by Joseph Caico and Edward Andrews, 69 Franklin Street, Brighton, for variances of lot area for additional dwelling unit insufficient, excessive floor area ratio, usable open space and front yard insufficient to erect a three-story and basement 24-unit apartment structure in Residential (R-.8) and Local Business (L-.5) districts, the Boston Redevelopment Authority is opposed to the granting of the petition. The proposed density is incompatible with the general character of the neighborhood. The violations reflect overdevelopment of the property.

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